



Wagtail Close, West Sussex, RH12 5HL
Asking Price £795,000

LINES
& James

Wagtail Close, Horsham

- NO CHAIN
- DETACHED
- FOUR BEDROOMS
- POPULAR LOCATION
- SPACIOUS
- DOUBLE GARAGE & DRIVEWAY
- COUNCIL TAX BAND F
- EPC RATING C
- FREEHOLD

**** NO CHAIN *** A most impressive four bedroom detached family house offering a perfect blend of comfort and modern living situated in a peaceful cul-de-sac on the popular north side of town. With excellent schools and parks nearby, this property is perfect for families or anyone seeking a tranquil yet connected lifestyle.

Location

This family house is positioned within a popular development, providing a serene environment while still being conveniently close to local amenities and transport links. Located just over 2 miles from Horsham town centre. Littlehaven Station is just over 1.2 miles away offering a direct line to Gatwick and London Victoria. By car the A281 & A264 are accessible within a short drive, connecting the road networks to London, Gatwick and the south coast.

Horsham is a thriving market town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose and John Lewis.



Property

Inside, the spacious layout is designed to accommodate both family life and entertaining guests. The living areas are bright and airy, with large windows allowing natural light to flood in, creating a warm and inviting atmosphere. Accommodation comprises: Generous entrance hall with understairs cupboard providing useful storage, cloakroom. There is a study which is fitted with modern storage units and desk creating the perfect home office. A good sized living room features stylish inset log burning stove, contemporary hardwood flooring and fully glazed doors to the rear garden. Large kitchen/breakfast room offering plenty of space for the family to gather, fitted in a range of black gloss eye and base level units with complementing worktops and integrated appliances. A breakfast bar adds more family convenience as well as fully glazed doors connecting the garden. There is a separate dining room which also features hardwood flooring.

Upstairs the spacious main bedroom has built in wardrobes and full en-suite bathroom fitted with a p-shaped bath with shower over and vanity unit providing ample storage. The second bedroom is a spacious double with a range of built in wardrobes, there is a further double bedroom also with built in wardrobes and a good size single bedroom. The family bathroom has a shower over bath with vanity unit for storage.

Additional features include Gas central heating and double glazing throughout.

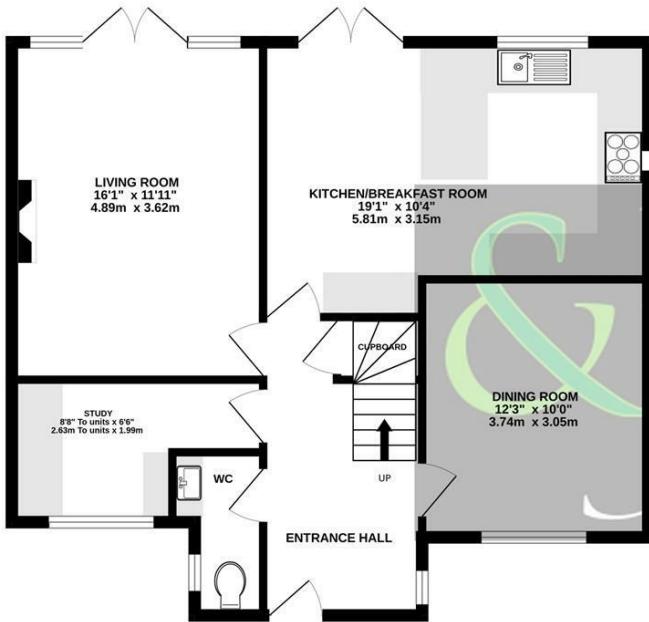
Outside

Outside, the south facing rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play, hosting summer barbecues, or simply relaxing in the sun. The garden is predominantly laid to lawn, with decked area ideal for entertaining. A shaded barked area of the garden creates the perfect space for children's play equipment. Rear access to the garage is available from the garden. The property further features a double garage with driveway parking for two cars.

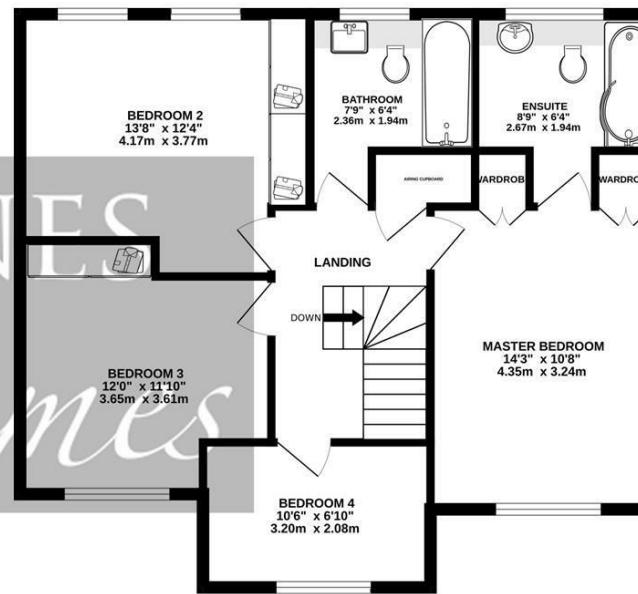




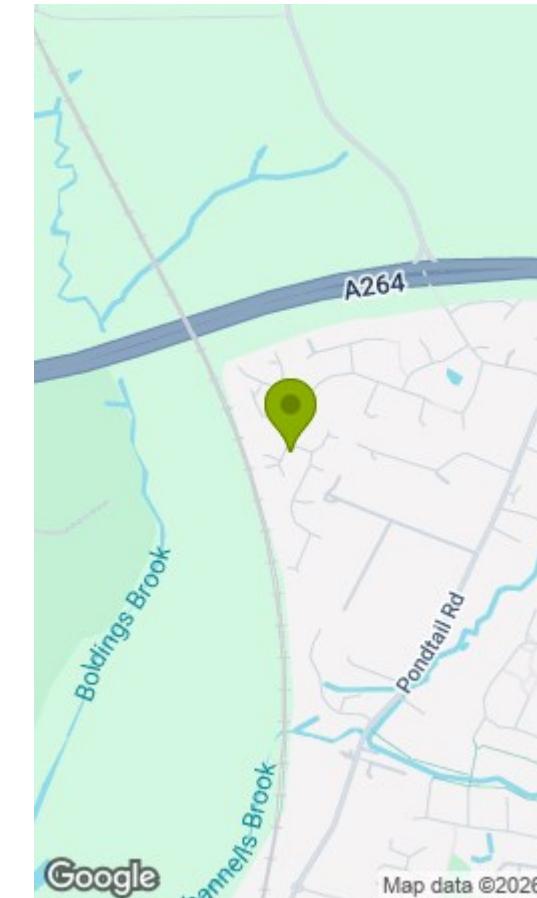
GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.7 sq.m.) approx.
 Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(70-80) C		(70-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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